
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1508 14th Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	May 24, 2012	X Alteration
H.P.A. Number:	12-353	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Richard Foster Architects, representing 1508 14th Street LLC, seeks conceptual design review for façade and side elevation alterations, window replacement, and a third floor addition atop an existing two-story rear wing on a three-story 1880s commercial building in the 14th Street Historic District.

Proposal

The project includes replacing the existing non-contributing storefront with a wood and glass projecting storefront flanked by wood and glass doors. The non-original and bricked-up window openings on the second and third floors would be replaced with wood two-over-two windows to replicate the original condition.

On the side elevation opening to the alley, new window openings would be created on all three floors. Blocked up window openings on the two-story wing would be opened up and new two-over-two windows installed. A partial third floor addition would be constructed, clad in brick and with similar window openings as the underlying wing. The third floor addition would be setback from the rear by approximately 12 feet to allow for an open porch with a pergola.

Evaluation and Recommendation

The storefront replacement and window replacements are consistent in design and character with the Italianate architectural styling of the building. The rear addition is compatible in size, materials, placement and fenestration with the building, and would not affect important character-defining features of the property.

The HPO recommends that the Review Board approve the project in concept as compatible with the character of the historic district, and delegate final approval to staff.